

Planning Commission Issues Matrix, February 17, 2016

Comprehensive Plan and Zoning Code Amendment Regarding Non-Residential Uses in Residential Zones
And to Extend the Overlake Business and Advanced Technology Zone (OBAT) (LAND-2015-02261)

Issue/Commissioner	Discussion Notes	Issue Status
<p>1. Please address issues Ms. Wilkins identified in her written and oral testimony (<i>O'Hara</i>)</p>	<p><u>Staff Comment/Recommendation:</u> <u>2/11/16:</u> Staff is consulting with the City Attorney regarding the questions raised by Ms. Wilkins on 1) Type VI process issues and 2) whether the Technical Committee's recommendation to require a neighborhood meeting for three identified land uses including religious institutions that are under 250 seat capacity may infringe on rights of persons to practice religion and assemble.</p> <p><u>Public Comment:</u> Ms. Wilkins submitted written testimony dated 2/10/16 and also testified at the public hearing. In her comments, she noted that the Technical Committee report recommends denial of the applicant's two proposed Comprehensive Plan amendments but also recommends that the Redmond Zoning Code (RZC) be amended to require a neighborhood meeting for three non-residential uses in Residential zoned areas including 1) Community indoor recreation; 2) Parks, open space, trails and gardens; and, 3) Religious institutions with fewer than 250 seats. Ms. Wilkins stated that RZC 21.76.060 (F) states that when the Technical Committee makes a recommendation on a Type VI review, they can recommend that the amendment be approved, approved with conditions, or denied; and that if the amendments are being denied, then there can be no further conditions or recommendations. Ms. Wilkins contends that the recommendation for neighborhood meetings should be processed as a separate Type VI permit because it is substantially different from the original amendments.</p> <p>In addition, Ms. Wilkins questioned if the requirement for a neighborhood meetings as it applies to religious institutions would be in compliance with the law.</p> <p><u>PC Comments:</u></p>	<p>Opened 2/10/16</p>
<p>2. Would the proposed amendments potentially have any effect on the Anjuman e Burhani (AEB) mosque project?</p>	<p><u>Staff Comment/Recommendation:</u> <u>2/10/16:</u> The proposed amendments <i>could</i> affect the project (LAND-2013-00171) as it has not applied for a building permit and become vested. There have been no formal approvals in any form granted for the project at this time.</p> <p><u>Public Comment:</u> <u>2/10/16:</u> Mr. Zakhareyev testified that he did not believe the proposed amendments would</p>	<p>Opened 2/10/16</p>

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(Haverkamp)	<p>affect the AEB mosque project now in review.</p> <p><u>PC Comments:</u> <u>2/10/16:</u></p>	
<p>3. Do we have issues now with existing non-residential uses in residential zones? (Nichols)</p>	<p><u>Staff Comment/Recommendation:</u> <u>2/10/16:</u> Staff has consulted with Parks Department and Code Enforcement staff regarding experiences with certain non-residential uses within residential zones and the extent that impacts such as additional traffic, overflow parking and lighting have been issues and how these were addressed. For parks located within Residential zones, the City has worked with residents to mitigate issues that were raised in neighborhood meetings such as lighting and overflow parking. In one instance, No Parking signs were installed to discourage on-street parking and lighting was designed to provide safety while minimizing spillage into nearby residences. For religious institutions, parking overflow has been addressed by shared parking agreements with other facilities and the religious institution holding additional services or assembly at non-peak times. The City has issued parking tickets when excessive parking has not abated. The City has sufficient code authority to condition issues (for example, through a Transportation Management Plan) as well as to enforce conditions for these kinds of impacts.</p> <p><u>Public Comment:</u> <u>2/10/16:</u> Mr. Zakhareyev provided testimony stating his concerns regarding impacts from non-residential uses in Residential zones.</p> <p><u>PC Comments:</u> <u>2/10/16:</u></p>	<p>Opened 2/10/16</p>
<p>4. Please provide more information about the ways in which the City solicits additional</p>	<p><u>Staff Comment/Recommendation:</u> <u>2/10/16:</u> Public input to inform the design of new community indoor facilities and new parks, open space, trails and gardens will likely be provided through a park master plan process. If there is a change or addition to an existing park, it may warrant a master plan, but if the change is not large, a neighborhood meeting is typically held.</p> <p><u>Public Comment:</u></p>	<p>Opened 2/10/16</p>

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public input on our public projects. (Miller)	<u>2/10/16:</u> <u>PC Comments:</u> <u>2/10/16:</u>	
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